

**PUBLIC HEARING NOTICE
RACE STREET PROJECT E.I.R.**

The Planning Commission of the City of San Jose will hold a Public Hearing on **Wednesday, March 28, 2007 at 6:30 PM**, to certify that the Final Environmental Impact Report (EIR) prepared for the project identified below has been completed in compliance with the California Environmental Quality Act (CEQA). This Public Hearing will be held in accordance with Title 21 of the San José Municipal Code. Furthermore, in the event of an appeal of the Planning Commission's certification of the Final EIR, there will be a public hearing before the City Council of the City of San Jose on **Tuesday, April 24, 2007 at 7:00 PM** on the matter of an appeal of the Final EIR.

The EIR Certification Public Hearings are to be in the City Council Chambers, on the second floor of City Hall Wing, at 200 East Santa Clara Street in San Jose. You are welcome to attend and to speak on this issue. If you choose to challenge the decision on this Environmental Impact Report in court, you may be limited to only those issues you, or someone else, raised and discussed at the Public Hearing or in written correspondence delivered to the City at or prior to the Public Hearing. The item under consideration is:

FINAL ENVIRONMENTAL IMPACT REPORT for the RACE STREET project.

File number: GP05-06-01, GP05-06-02, PDC06-024, PDC06-025, and subsequent permits

Applicant: Sobrato Development

Proposed project:

- Two General Plan amendments (GPAs) requesting to change the City's General Plan land use designation on the entire 21.55-acre site from Industrial Park and Combined/Industrial Commercial to High Density Residential (25-50 dwelling units per acre), as well as modification of the Midtown Specific Plan boundaries; and
- Two Planned Development rezonings on 19.38 acres of the site to change the zoning of each area from IP-Industrial Park to A(PD)-Planned Development to allow development of up to 969 residential units and up to 5,000 square feet of commercial space.

Project location: North side of Parkmoor Avenue between Race Street and Lincoln Avenue, plus the southeast corner of Parkmoor Avenue and Race Street. Council District: 6

The Final Environmental Impact Report, including the City's responses to comments received during the Public Review Period (11/22/06 to 1/7/07), will become available for review on Friday, March 16, 2007. The Final EIR will be available for review Monday through Friday, 8:00 a.m. to 5:00 p.m., at the Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street (3rd floor) in San Jose. The Final EIR will also be available on the City's web site: www.sanjoseca.gov/planning/eir/eir.asp

Questions regarding the EIR should be referred to **Darren McBain** of the Department of Planning, Building and Code Enforcement (408) 535-7822, or e-mail darren.mcchain@sanjoseca.gov. For non-EIR-related inquiries or comments regarding the proposed Race Street project, please contact the project manager in the City of San Jose Planning Division: **Rodrigo Orduña** at (408) 535-7890, or e-mail rodrigo.orduna@sanjoseca.gov

It should be noted that the certification of a Final EIR does not constitute approval of the project for which it was prepared. The decision to approve or deny the project will be made separately as required by City Ordinance. If the Final EIR is certified by the Planning Commission at this public hearing, the certification of the Final EIR may be appealed in writing by any person prior to 5:00 p.m. on **Tuesday, April 3, 2007**. Such protest shall be filed at the Department of Planning, Building and Code Enforcement and shall include a statement specifying the basis of the appeal. An appeal of the certification of the Final EIR would be heard by the City Council on **Tuesday, April 24, 2007** at 7:00 p.m. as noted above..

To arrange an accommodation under the Americans With Disabilities Act to participate in this public meeting, please call TTY#: (408) 294-9337 or (voice): (408) 535-3500, at least 48 hours before the meeting.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

/s/ Akoni Daniels
Principal Planner

Date: March 7, 2007

NOTICE OF PUBLIC HEARING

City of San José, City Hall
200 East Santa Clara Street, City Council Chambers, Wing 2nd Floor

Spring 2007 Hearings on General Plan Amendments

Planning Commission: Wednesday, March 28, 2007 at 6:30 pm
City Council: Tuesday, April 24, 2007, at 7:00 pm

General Plan Amendments (File Numbers GP05-06-01 and GP05-06-02/GPT05-06-02): *Proposal to amend the Land Use/Transportation Diagram designation of the San José 2020 General Plan from Industrial Park and Combined Industrial/Commercial to High Density Residential (25–50 dwelling units per acre) for approximately 21.5 acres on two sites located within the Midtown area of San José and generally bounded by industrial buildings on the south side of Auzerais Avenue to the north, Lincoln Avenue and Northrup Street to the east, Interstate 280 to the south, and Race Street to the west (see attached map). If approved, the proposed General Plan amendments could potentially allow uses typified by multi-family housing over parking garage podiums. Vertically mixed commercial and residential uses are also appropriate in this category, since the project sites are located within 2,000 feet of a passenger rail transit station.*

You are invited to participate in the above public hearings. The Planning Commission will make a recommendation to the City Council, and the City Council will make the final decision on the proposed General Plan amendments. Please note that the *San Jose 2020 General Plan* reflects the long-range future growth for the City. A change in the General Plan land use designations would affect the type and intensity of future development allowed on the subject sites. However, the proposed amendments to the General Plan for the above referenced sites would not change the existing zoning district of the sites. Zoning changes occur through a separate rezoning process, and include separate public hearings at the Planning Commission and the City Council to discuss proposed zoning changes (File Numbers PDC06-024 and PDC06-025). You will be notified of the public hearings for the proposed zoning changes once public hearings for those applications have been determined.

The General Plan amendments (**File Numbers GP05-06-01 and GP05-06-02/GPT05-06-02**) are requests to change the Land Use/Transportation Diagram designation from Industrial Park and Combined Industrial/Commercial to High Density Residential (25–50 dwelling units per acre) for approximately 21.5 acres of land, on two sites generally bounded by industrial buildings on the south side of Auzerais Avenue to the north, Lincoln Avenue and Northrup Street to the east, Interstate 280 to the south, and Race Street to the west; an amendment to the Midtown Specific Plan to reflect the land use designation change from Combined Industrial/Commercial to High Density Residential (25–50 dwelling units per acre) on approximately 0.3 acres on APN 264-09-047 is included. (Owner/Applicant: Sobrato Development Company; Contact: Tim Steele); APNs: 264-06-096, 264-09-043, 264-09-045, 264-09-051, 264-09-052, 264-09-054, 264-09-055, and 264-09-056; Council District: 6.

Comments and questions regarding these proposals or the General Plan amendment process are welcome, and should be referred to the Project Manager, **Rodrigo Orduña**, at (408) 535-7890. Documents for this project are on file and available for review (Mon – Fri 8:00 a.m. to 5:00 p.m.) at: **Planning, Building and Code Enforcement, 200 East Santa Clara Street, Third Floor, San Jose, CA 95113**, or call (408) 535-7800. Reports and documents will be also available online at: www.sanjoseca.gov/planning/gp/staff-reports.htm one week prior to the scheduled hearings.

Joseph Horwedel, Director
Planning, Building and Code Enforcement



Jenny Nusbaum, Senior Planner

Date: March 07, 2007

Existing General Plan Designations:

Industrial Park

This industrial designation allows a wide variety of industrial uses, including research and development, manufacturing and assembly, and offices.

Combined Industrial/Commercial

This designation allows commercial, office, or industrial developments or a compatible mixture of these uses. Uses should be arranged on the site in a manner that avoids land use incompatibilities.

Proposed General Plan Designation:

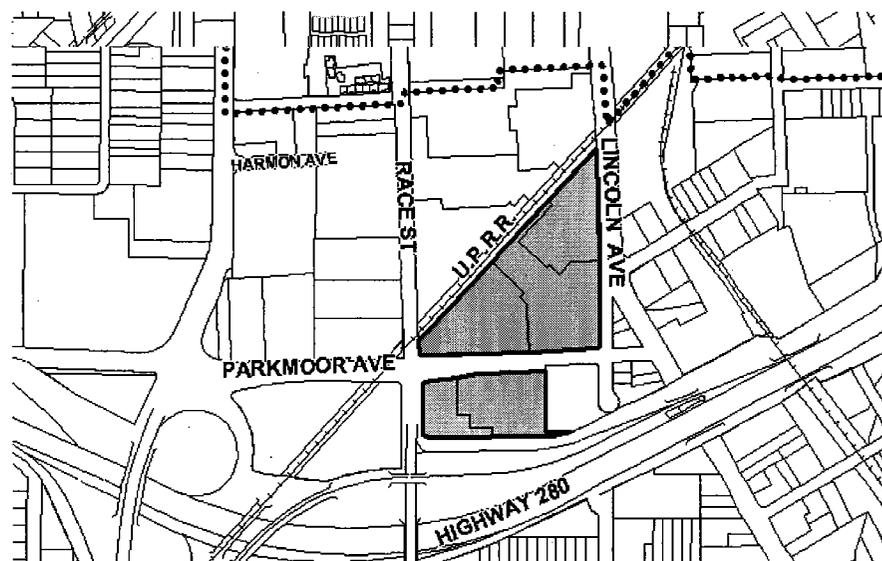
High Density Residential (25-50 DU/AC)

This designation is typified by three- to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways or expressways, and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Areas. Vertically mixed commercial and residential uses are also appropriate in this category, since the project sites are located within 2,000 feet of a passenger rail transit station.

GP05-06-02 / GPT05-06-02



GP05-06-01



To arrange an accommodation under the Americans with Disabilities Act to participate in these public hearings, please call (408) 294-9337 (TTY) at least 48 hours before the hearing. This document can be made available upon request in alternative formats such as Braille, large print, audiotape or computer disk. Requests can be made by calling (408) 535-3500 (Voice) or (408) 294-9337 (TTY).

If you choose to challenge this land use decision in court, you may be limited to only those issues that you or someone else raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing. Reports including the staff report and recommendation are available a week before the public hearing. Additionally, a public packet will be available for review at the hearing.

Muốn biết tin tức bằng tiếng Việt Nam và đơn xin giấy phép này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en español acerca de esta solicitud, comuníquese con Rodrigo Orduña al (408) 535-7890.